

173.0

0002

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
857,700 / 857,700
857,700 / 857,700
857,700 / 857,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WHEELER DONN EZEKIEL	
Owner 2: WHEELER ANASTASIA	
Owner 3:	

Street 1: 85 PAUL REVERE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: 85 PAUL REVERE LLC -

Owner 2: -

Street 1: C/O BIERBRIER DEVELOPMENT INC

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1920, having primarily Wood Shingle Exterior and 2340 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6094		Sq. Ft.	Site		0	70.	0.99	6									421,973						422,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	6094.000	435,000	700	422,000	857,700	
Total Card	0.140	435,000	700	422,000	857,700	Entered Lot Size
Total Parcel	0.140	435,000	700	422,000	857,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	366.54	/Parcel: 366.54	Land Unit Type:

User Acct	114922
GIS Ref	
GIS Ref	
Insp Date	
07/02/18	



USER DEFINED

Prior Id # 1:	114922
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV Date	12/30/21
LAST REV Time	16:59:26
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	435,000	700	6,094.	422,000	857,700		Year end	12/23/2021
2021	104	FV	412,000	700	6,094.	422,000	834,700		Year End Roll	12/10/2020
2020	104	FV	412,000	700	6,094.	422,000	834,700		Year End Roll	12/18/2019
2019	104	FV	359,900	700	6,094.	415,900	776,500		Year End Roll	1/3/2019
2018	104	FV	359,900	0	6,094.	319,500	679,400		Year End Roll	12/20/2017
2017	104	FV	337,300	0	13,948.	419,200	756,500		Year End Roll	1/3/2017
2016	104	FV	337,300	0	13,948.	385,700	723,000		Year End	1/4/2016
2015	104	FV	280,700	0	13,948.	360,500	641,200		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
85 PAUL REVERE	55490-377		9/29/2010	Change>Sale	460,000	No	No		See plan 464 of 2010
1406 MASSACHUSE	55109-529		8/4/2010	Intra-Corp		10	No		
MARANIAN ARTHUR	48493-550		2/2/2007	Family	290,000	No	No		SEE 173-2-2
	20545-223		5/1/1990			99	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	122	Heat App	18,000	C				
6/6/2019	814	Solar Pa	14,508	C				
11/2/2011	1409	Re-Roof	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
10/17/2008	Measured	197	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA _____

